

**NOTICE OF HEARING  
ZONING BOARD OF APPEALS  
TOWN OF LANCASTER**

NOTICE IS HEREBY GIVEN of a Meeting of the Zoning Board of Appeals of the Town of Lancaster to be held Thursday, May 12, 2022, at 7:00 P.M., Local Time, in the Town Board Chambers, in the Lancaster Town Hall, 21 Central Avenue, Lancaster, New York. The meeting will be recorded. The items for consideration by the Zoning Board of Appeals at this meeting are:

1). The petition of Thomas and Patty Grimm, 54 Country Place, Lancaster, New York 14086 for two [2] variances for the purpose of constructing a shed within a drainage easement on premises owned by the petitioners at 54 Country Place, Lancaster, New York, to wit:

- A. A variance from the requirements of Chapter 400, Zoning, Section 14, Subsection D, Schedule B of the Code of the Town of Lancaster. The request calls for constructing a shed within a drainage easement.

Chapter 400, Zoning, Section 14, Subsection D, Schedule B of the Code of the Town of Lancaster requires no structures other than fencing be allowed within a drainage easement. The petitioners, therefore, requests a one [1] foot, nine [9] inch variance.

- B. A variance from the requirements of Chapter 400, Zoning, Section 34, Subsection C of the Code of the Town of Lancaster. The request calls for constructing a shed within one [1] foot of a side yard lot line.

Chapter 400, Zoning, Section 34, Subsection C of the Code of the Town of Lancaster requires for an accessory structure, the minimum location from a lot line to be five [5] feet from the side lot line. The petitioners, therefore, request a five [5] foot variance.

2). The petition of Timothy Hineman, 1280 Ransom Road, Lancaster, New York 14086 for two [2] variances for the purpose of constructing a shed on premises owned by the petitioner at 1280 Ransom Road, Lancaster, New York, to wit:

- A. A variance from the requirements of Chapter 400, Zoning, Section 13, Subsection C, Schedule B of the Code of the Town of Lancaster. The request calls for constructing a shed with a seven [7] foot, three [3] inch setback dimension from the north property line.

Chapter 400, Zoning, Section 13, Subsection C, Schedule B of the Code of the Town of Lancaster requires the minimum location from a lot line of fifteen [15] feet from the side lot line. The petitioner, therefore, requests a seven [7] foot, seven [7] inch variance.

- B. A variance from the requirements of Chapter 400, Zoning, Section 13, Subsection C, Schedule B of the Code of the Town of Lancaster. The request calls for constructing a shed with an eight [8] foot setback dimension from the west property line.

Chapter 400, Zoning, Section 13, Subsection C, Schedule B of the Code of the Town of Lancaster requires the minimum location from a lot line of fifteen [15] feet from the side lot line. The petitioner, therefore, requests a seven [7] foot variance.

3). The petition of Benderson Development Company, LLC, 570 Delaware Avenue, Buffalo, New York 14202 for one [1] variance for the purpose of installing wall signs and window graphics on premises owned by Rehm-Transit Associates, 570 Delaware Avenue, Buffalo, New York at 6375 Transit Road, Lancaster, New York, to wit:

A variance from the requirements of Chapter 400, Zoning, Section 30, Subsection F (2) (a) of the Code of the Town of Lancaster. The request calls for installing wall signs and window graphics for a new tenant at 517 square feet, bringing the total sign face area to 567 square feet for the building.

Chapter 400, Zoning, Section 30, Subsection F (2)(a) of the Code of the Town of Lancaster requires the maximum sign face area of 120 square feet. The petitioner, therefore, requests a 447 square foot, total sign face area variance.

4). The petition of Benderson Development Company, LLC, 570 Delaware Avenue, Buffalo, New York 14202 for one [1] variance for the purpose of installing two [2] offsite advertisement signs on an existing pylon sign on premises owned by Rehm-Transit Associates, 570 Delaware Avenue, Buffalo, New York at 6363 Transit Road, Lancaster, New York, to wit:

A variance from the requirements of Chapter 400, Zoning, Section 30, Subsection D (1) of the Code of the Town of Lancaster. The request calls for installing two [2] offsite advertisement signs for 6375 Transit Road, on an existing pylon sign located at 6363 Transit Road.

Chapter 400, Zoning, Section 30, Subsection D (1) of the Code of the Town of Lancaster requires that no sign shall be used to attract attention to an object, product, place, activity, institution, organization or business not available or located on the premises where the sign is located. The petitioner, therefore, requests a variance to allow two [2] offsite advertisement signs for 6375 Transit Road on an existing pylon sign located at 6363 Transit Road.

5). The petition of Benderson Development Company, LLC, 570 Delaware Avenue, Buffalo, New York 14202 for one [1] variance for the purpose of installing nine [9] offsite advertisement signs on an existing pylon sign on premises owned by Rehm-Transit Associates, 570 Delaware Avenue, Buffalo, New York at 6363 Transit Road, Lancaster, New York, to wit:

A variance from the requirements of Chapter 400, Zoning, Section 30, Subsection D (1) of the Code of the Town of Lancaster. The request calls for installing nine [9] offsite advertisement signs for 0 Rehm Road, S.B.L. #93.13-3-1.3, on an existing pylon sign located at 6363 Transit Road.

Chapter 400, Zoning, Section 30, Subsection D (1) of the Code of the Town of Lancaster requires that no sign shall be used to attract attention to an object, product, place, activity, institution, organization or business not available or located on the premises where the sign is located. The petitioner, therefore, requests a variance to allow nine [9] offsite advertisement signs for 0 Rehm Road on an existing pylon sign located at 6363 Transit Road.

6). The petition of John and Cristina Logal, 53 East Home Road, Bowmansville, New York 14026 for one [1] variance for the purpose of installing a chain link fence in a required front yard on premises owned by the petitioners at 53 East Home Road, Lancaster, New York, to wit:

A variance from the requirements of Chapter 400, Zoning, Section 34, Subsection C of the Code of the Town of Lancaster. The request calls for installing a four [4] foot tall chain link fence in a required front yard.

Chapter 400, Zoning, Section 34, Subsection C of the Code of the Town of Lancaster requires no fence or wall over three feet in height shall extend into a front yard of any lot. The petitioners, therefore, request a one [1] foot variance.

7). The adjourned and amended petition of 4781 Transit Road, Inc., 4781 Transit Road, Depew, New York 14043 for three [3] variances for the purpose of a Site Plan Review application on premises owned by the petitioner at 4781 Transit Road, Lancaster, New York, to wit:

- A. A variance from the requirements of Chapter 400, Zoning, Section 15, Subsection C, Schedule B of the Code of the Town of Lancaster. The request calls for a building height of 45.42 feet.

Chapter 400, Zoning, Section 15, Subsection C, Schedule B of the Code of the Town of Lancaster requires a maximum building height for a principal structure of thirty-five [35] feet. The petitioner, therefore, requests a 10.42-foot height variance.

- B. A variance from the requirements of Chapter 400, Zoning, Section 15, Subsection C, Schedule B of the Code of the Town of Lancaster. The request calls for a parking area setback of 12.42 feet.

Chapter 400, Zoning, Section 15, Subsection C, Schedule B of the Code of the Town of Lancaster requires the minimum side and rear yard for parking, loading and stacking areas abutting a nonresidential district of twenty-five [25] feet. The petitioner, therefore, requests a 12.58-foot setback variance.

- C. A variance from the requirements of Chapter 400, Zoning, Section 15, Subsection C, Schedule B of the Code of the Town of Lancaster. The request calls for a separation distance between two primary structures of fifteen [15] feet.

Chapter 400, Zoning, Section 15, Subsection C, Schedule B of the Code of the Town of Lancaster requires the minimum distance between buildings for principal structures of thirty [30] feet. The petitioner, therefore, requests a fifteen [15] foot variance.

8). The adjourned petition of Timothy Boyle, NOCO Express properties, LLC, 2101 St. Rita's Lane, Williamsville, New York 14221 for six [6] variances for the purpose of constructing a car wash facility on premises owned by the petitioner at 3620 Walden Avenue and 371 Central Avenue, Lancaster, New York, to wit:

- A. A variance from the requirements of Chapter 400, Zoning, Section 18, Subsection D, Schedule B of the Code of the Town of Lancaster. The request calls for a proposed lot size of .94 acres.

Chapter 400, Zoning, Section 18, Subsection D, Schedule B of the Code of the Town of Lancaster requires a minimum lot area of one [1] acre. The petitioner, therefore, requests a .06-acre (= 2,613.6 square feet) variance.

- B. A variance from the requirements of Chapter 400, Zoning, Section 18, Subsection D, Schedule B of the Code of the Town of Lancaster. The request calls for a ten [10] foot side yard setback abutting a residential district.

Chapter 400, Zoning, Section 18, Subsection D, Schedule B of the Code of the Town of Lancaster requires a minimum side and rear yard for structures abutting a residential district of fifty [50] feet. The petitioner, therefore, requests a forty [40] foot variance.

- C. A variance from the requirements of Chapter 400, Zoning, Section 18, Subsection D, Schedule B of the Code of the Town of Lancaster. The request calls for a ten [10] foot side yard setback abutting a non-residential district.

Chapter 400, Zoning, Section 18, Subsection D, Schedule B of the Code of the Town of Lancaster requires a minimum side and rear yard for structures abutting a non-residential district of twenty-five [25] feet. The petitioner, therefore, requests a fifteen [15] foot variance.

- D. A variance from the requirements of Chapter 400, Zoning, Section 18, Subsection D, Schedule B of the Code of the Town of Lancaster. The request calls for a parking area with a ten [10] foot, six [6] inch setback from the west lot line right of way of a dedicated street.

Chapter 400, Zoning, Section 18, Subsection D, Schedule B of the Code of the Town of Lancaster requires a minimum yard for parking, loading and stacking areas from the right of way of a dedicated street of twenty [20] feet. The petitioner, therefore, requests a nine [9] foot, six [6] inch variance.

- E. A variance from the requirements of Chapter 400, Zoning, Section 18, Subsection D, Schedule B of the Code of the Town of Lancaster. The request calls for a parking area with a ten [10] foot setback from the south lot line right of way of a dedicated street.

Chapter 400, Zoning, Section 18, Subsection D, Schedule B of the Code of the Town of Lancaster requires a minimum yard for parking, loading and stacking areas from the right of way of a dedicated street of twenty [20] feet. The petitioner, therefore, requests a ten [10] foot variance.

- F. A variance from the requirements of Chapter 400, Zoning, Section 18, Subsection D, Schedule B of the Code of the Town of Lancaster. The request calls for a parking area with a thirteen [13] foot, six [6] inch side yard setback abutting a residential district.

Chapter 400, Zoning, Section 18, Subsection D, Schedule B of the Code of the Town of Lancaster requires a minimum side and rear yard for parking, loading and stacking areas abutting a residential district of twenty-five [25] feet. The petitioner, therefore, requests an eleven [11] foot, six [6] inch variance.

Signed \_\_\_\_\_  
Diane M. Terranova, TOWN CLERK and  
Clerk to Zoning Board of Appeals  
May 5, 2022